



EXCEPTIONAL AND RARE PROJECT OF 474SQM OF FLOOR AREA LOT OF LAND

For sale

1 690 000 €

<i>Product type</i> Building plot	<i>Num rooms</i>	<i>City</i> Beausoleil	<i>Country</i> France
<i>Living area</i> 1 398 m²	<i>Land area</i> 1 398 m²	<i>Ref.</i> PPMIV01761	

EXCEPTIONAL - Sole agent, just over five minutes from Monaco, in the Chemin des Révoires district, a very rare plot of land of 1,398sqm with 474sqm of projected floor, offering panoramic views of the Mediterranean Sea and the Principality.

Location The plot is ideally located just a few minutes from the Principality of Monaco, which can be reached in around 5 to 7 minutes by car. This proximity allows you to benefit from the hustle and bustle and high-end services of Monaco, while offering a peaceful and exclusive living environment.

Surface area and buildability The plot measures 1,398 m², and the BUILDING PERMIT ACCEPTED AND CLEANED OF ANY CLAIM has been granted for the construction of a modern luxury villa with a projected floor area of 474 m² on two levels and a basement. It can accommodate four en suite bedrooms, including a master bedroom on the garden level. This space offers great flexibility for designing a luxurious residence with spacious, light-filled living spaces, potentially including leisure areas (games room), a gym and relaxation areas (cinema, spa). Outside, the property benefits from a planted garden and a 3.60 m by 12.20 m (44 m²) swimming pool.

View and environment The plot offers exceptional panoramic views of the Mediterranean Sea and the Principality of Monaco. The south-facing aspect of the plot allows you to enjoy magnificent sunrises and



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optimal natural light throughout the day. The panorama extends over the azure waters of the Mediterranean and Monaco's iconic buildings, providing a breathtaking visual backdrop.

Accessibility and convenience Monaco's proximity guarantees quick access to luxury amenities, including Michelin-starred restaurants, haute couture boutiques, wellness centres and world-class sports facilities. Monaco's international schools, medical centres and financial services are also within easy reach.

Natural environment The plot is located above a classified wooded area, in a quiet, unoverlooked setting.

Conclusion This building plot is a rare gem for those seeking a combination of luxury, tranquillity and proximity to Monaco. It represents an exceptional opportunity to build a modern, prestigious villa in a unique setting, with breathtaking views over the Mediterranean and the Principality of Monaco.



